



ATTACHMENT B: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Provincial of Alberta</i>	
Alberta Transportation	<p>Alberta Transportation has no concerns with the above noted redesignation proposal. However, future subdivision would have to meet the requirements of Sections 14 and 15 of the Subdivision and Development Regulation, due to the proximity of Highway 40. The department is currently protecting Highway 40 to a Major Two-Lane standard at this location.</p> <p>Future subdivision would not meet Section 14 and 15 of the regulation. The department anticipates minimal impact on the highway from this proposal. However, future subdivision would not meet Section 15 as there is no physical or legal means of access to the new ± 71.22 acre parcel. For future access management requirements dedication of a 30m service road parallel and adjacent to Highway 40 may be required. Therefore, Pursuant to Section 16 of the Regulation, the department would be prepared to grant approval for the subdivision authority to grant a variance of Section 14 and pursuant to Section 15, the department would likely accept service road dedication that meets department requirements if/when a subdivision referral is received from the municipality. Alberta Transportation will provide further comments at that time.</p>
<i>Internal Departments</i>	
Agricultural Services	<p>The two components of the proposal appear to be acceptable operations as the land will continue to be used for agricultural purposes. The proposed new and distinct agricultural operation, could also be carried out under the current land use designation.</p>
Capital Projects – Engineering	<p>General:</p> <ul style="list-style-type: none"> • The Applicant is not required to demonstrate adequate servicing for the proposed future subdivision, as per the County's Residential Water and Sewer Requirements Policy (C-411), since the resulting parcels are greater than 30 acres in size. <p>Geotechnical:</p> <ul style="list-style-type: none"> • Some steep slopes are present on the future proposed lot. However, sufficient space exists for a permanent structure on flatter slopes. Engineering has no requirement at this time. <p>Transportation:</p> <ul style="list-style-type: none"> • Access to the subject land and the small lot in the middle (Block A, Plan 8710213) is provided by an approach off Highway 40 with an existing Access Easement Agreement. As a condition of future subdivision, the applicant/owner shall update the easement on each affected title. • As a condition of future subdivision, the applicant/owner will be required to upgrade the existing approach to a mutual approach.



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	<ul style="list-style-type: none"> • Access management will be determined at future subdivision stage by AT. The owner may be required to dedicate 30 meters for a future service road. • The applicant will not be required to pay the transportation offsite levy, as per the applicable TOL bylaw as the resulting parcels sizes are more than 7.41 acres. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> • Engineering has no requirements at this time. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> • Engineering has no requirements at this time. <p>Storm Water Management:</p> <ul style="list-style-type: none"> • Given the size of the subject land(s), no significant increase in imperviousness is expected, therefore an SSIP is not required at this time. <p>Environmental:</p> <ul style="list-style-type: none"> • As per County GIS, there are two wetlands on the proposed future lot and a creek on the remainder lot. Should the owner propose development that has direct impact to the wetlands and creek, the applicant will be responsible for obtaining all required AEP approvals.

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Agencies that did not respond, expressed no concerns, or were not required for distribution, are not listed.